

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



42 Farlington Road

, Portsmouth, PO2 7HU

Asking price £235,000

Arden & Way are pleased to bring to the market this well-presented three-bedroom terraced home, ideally situated in the heart of Portsmouth and conveniently positioned close to a wide range of local amenities, excellent transport links, and sought-after schools.

The property offers spacious and well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors alike. The ground floor comprises a bright and welcoming living area, a modern gloss-finish fitted kitchen with ample cupboard and worktop space, and a convenient downstairs family bathroom.

To the first floor are three good-sized bedrooms, all offering comfortable and versatile living space, ideal for family use, guest accommodation, or those working from home.

Externally, the property benefits from a generous rear garden, providing excellent outdoor space for entertaining, relaxing, or further landscaping potential.

Further benefits include gas central heating, double glazing, and a convenient central location close to shops, parks, schools, and everyday amenities.

Previously let at £1,350 per calendar month, the property also presents an attractive buy-to-let investment opportunity with strong rental potential.

Early viewing is highly recommended to fully appreciate the accommodation, investment potential, and superb location on offer.

## Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



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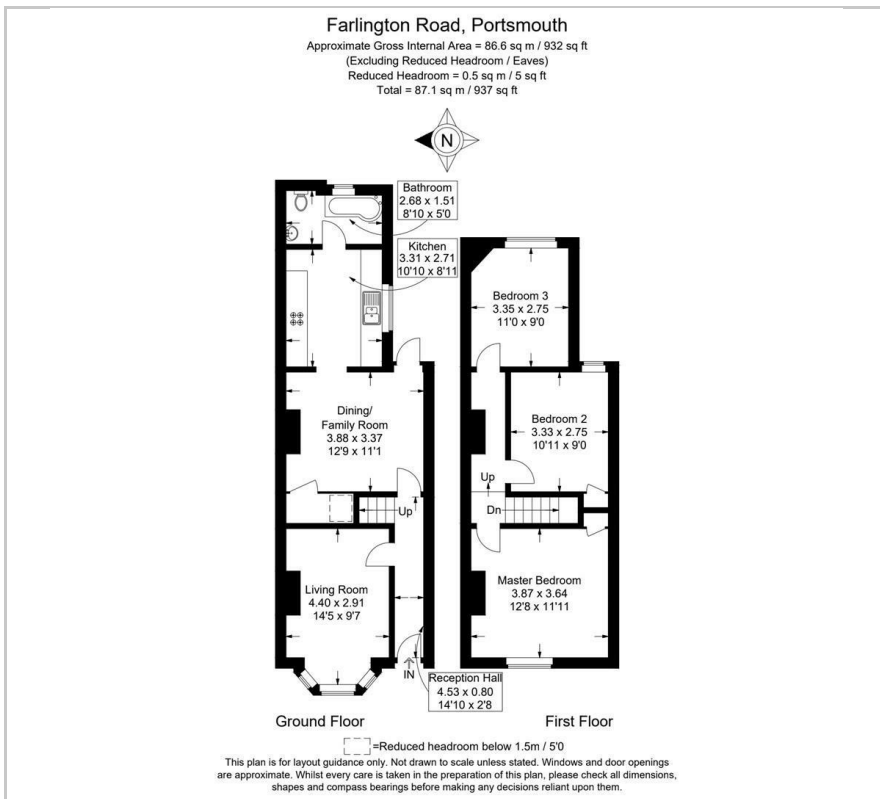
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## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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